

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 28, 2005 PLANNING COMMISSION MEETING

**PROJECT #:** Special Permit #05046

**PROPOSAL:** Approve a nonprofit educational and philanthropic institution.

**LOCATION:** 26<sup>th</sup> and "N" Streets

**LAND AREA:** 22,500 square feet, more or less.

**CONCLUSION:** This application meets the requirements of the Zoning Ordinance and Comprehensive Plan.

<b>RECOMMENDATION:</b>	<b>Conditional Approval</b>
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 104, 105, 106, and 107 I.T., located in the NE 1/4 of Section 25-10-6, Lancaster County, Nebraska

**EXISTING LAND USE AND ZONING:** Multiple family R-6 Residential

### **SURROUNDING LAND USE AND ZONING:**

North:	Undeveloped	R-6 Residential/B-3 Commercial
South:	Multiple family	R-6 Residential
East:	Multiple family	R-6 Residential
West:	Rape/Spouse Abuse Crisis Center	R-6 Residential

### **HISTORY:**

May 1979 The zoning for this area changed from D Multiple Dwelling to R-6 Residential as part of the 1979 zoning update.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Plan designates this area as Urban Residential. (F 25)

**Urban Residential:** Multi-family and single-family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. (F 27)

### **Guiding Principles for Existing Neighborhoods**

- Encourage pedestrian orientation with parking at rear of residential and neighborhood commercial uses.
  - Require new development to be compatible with character of neighborhood and adjacent uses.
- (F 69)

***Strategies for New and Existing Urban Neighborhoods***

The diversity of architecture, housing types and sizes are central to what makes older neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods. Infill development also needs to respect the street pattern, block sizes and development standards of the area, such as having parking at the rear and front porches, windows and doors on the front street side. (F 71)

**ANALYSIS:**

1. This is a request for a permit to allow Lighthouse, a non-profit educational and philanthropic institution, to construct a new facility on property zoned R-6. Two existing houses on the property will be removed.

2. LMC §27.63.580 provides the conditions under which this permit may be approved.

- a. **The amount of parking required shall be equal to the amount which would otherwise be required for the use as set forth in Chapter 27.67 which is most analogous to the use proposed in connection with such religious, educational or philanthropic institution as determined by the Planning Director. All required parking shall be located on the lot unless otherwise specifically approved by the Planning Commission, but in no event shall required parking be located more than 300 feet from the lot upon which the use is located.**

Applicant proposes to use the parking formula for early childhood care facilities, and proposes 9 parking spaces. This number was derived based upon 6 spaces for 5 staff and 1 facility van, and 3 additional spaces for up to 30 participants. Their purpose statement indicates 80% of program participants either ride a bike or walk to and from the existing facility.

- b. **No such use shall render a service which is customarily carried on as a business nor shall any such use be approved which involves printing, publishing, manufacturing, or other industrial uses on the premises.**

Lighthouse provides an after-school program with the goal of increasing the likelihood for program participants to successfully complete a high school education. They do this by providing tutoring and academic support, a food program, enrichment and recreational activities, and a safe environment, all for no cost to the participants.

- c. **All signage shall be in conformance with the district regulations as set forth in Chapter 27.69 of this code.**

Signs are not shown on either the site plan or the elevations.

3. This proposed use is located in a transitional area between the automobile-oriented commercial uses serving "N" and "O" Streets and residential uses south of "N" Street. Applicant has provided elevation drawings that show a concern for aesthetic character

and compatibility. This project will be required to comply with the Neighborhood Design Standards, and appears to do so. The plans will be reviewed for compliance during the building permit process. Staff recommends the elevations presented be included in an approval of this permit.

4. Additional information must be provided on the drawings..
5. Planning Staff recommends approval based upon the following conditions.

**CONDITIONS OF APPROVAL:**

Site Specific:

1. Make the following revisions to the site plan:
  - 1.1 Add a note to the site plan showing parking calculations.
  - 1.2 Add a note to the site plan stating all signage shall conform to the district regulations set forth in LMC §27.69.
  - 1.3 Revise the plans to show all existing street trees and add a note stating all existing street trees will remain.
  - 1.4 Add a note to the site plan stating the building appearance shall substantially comply with the approved elevations. Minor changes may be allowed following a review by the Planning Director.
  - 1.5 Revise the parking lot screening to comply with design standards, or add a note stating parking lot screening and landscaping will be shown at the time of building permits.
2. This approval permits a non-profit educational and philanthropic institution with up to 5 staff to serve approximately 30 program participants.

General:

3. Before receiving building permits:
  - 3.1 The permittee shall have submitted a revised **final** plan including 5 copies and the plans are acceptable.
  - 3.2 The construction plans shall comply with the approved plans.

- 3.3 The operation and the premises are to meet appropriate local and state licensing requirements, including compliance with health codes.

**STANDARD CONDITIONS:**

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the facility all development and construction shall have been completed in compliance with the approved plans.
  - 4.2 All privately-owned improvements shall be permanently maintained by the owner.
  - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

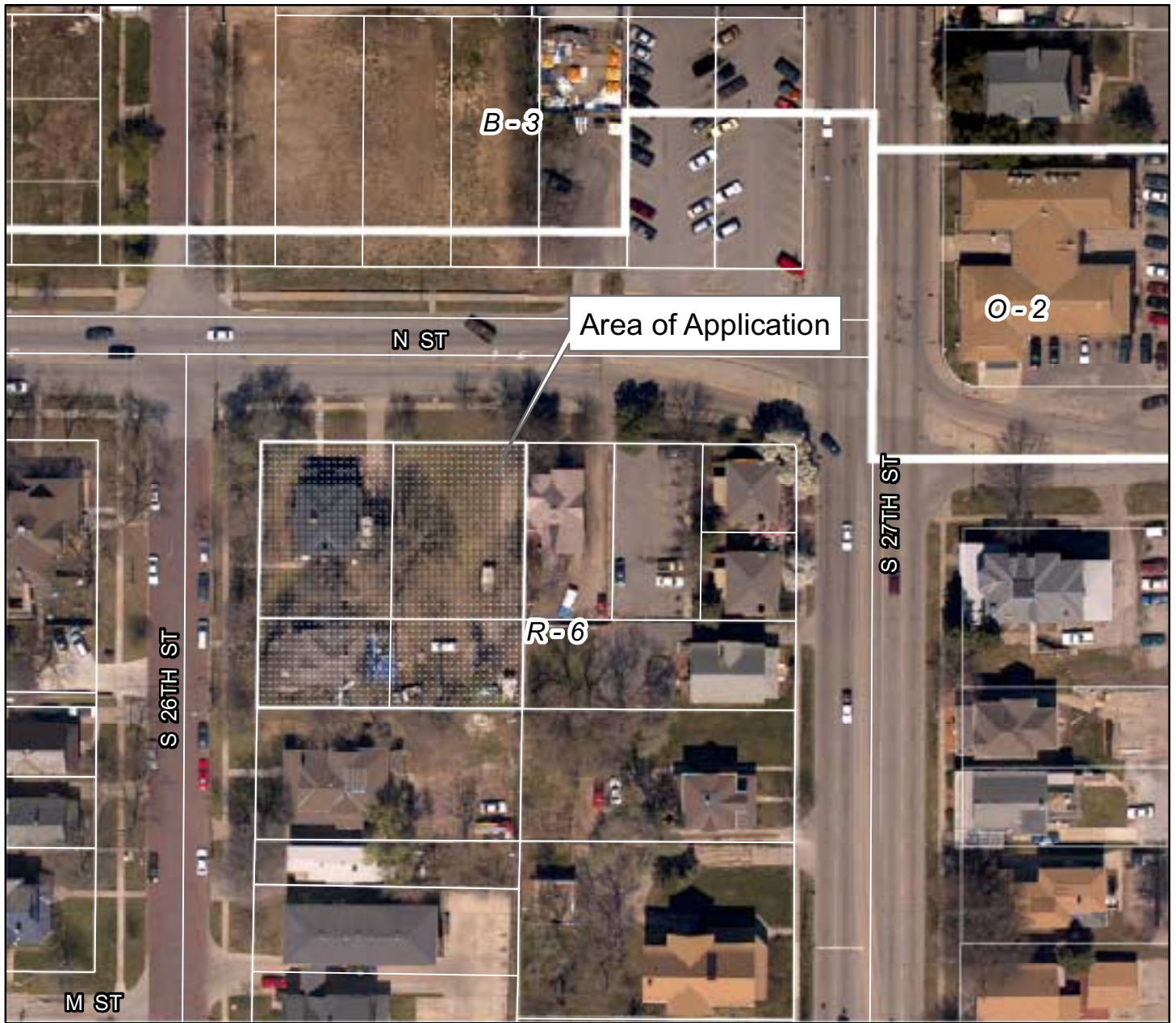
Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

**Date:** September 15, 2005

**Applicant:** Lighthouse  
2530 "N" Street  
Lincoln, NE 68510  
475.3220

**Owner:** Jerry Luth  
1140 "O" Street  
Lincoln, NE 68508

**Contact:** Bill Michener  
Lighthouse  
2530 "N" Street  
Lincoln, NE 68510  
475.3220



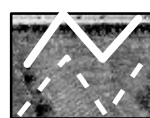
2005 aerial

## Special Permit #05046 S. 26th & N St.

### Zoning:

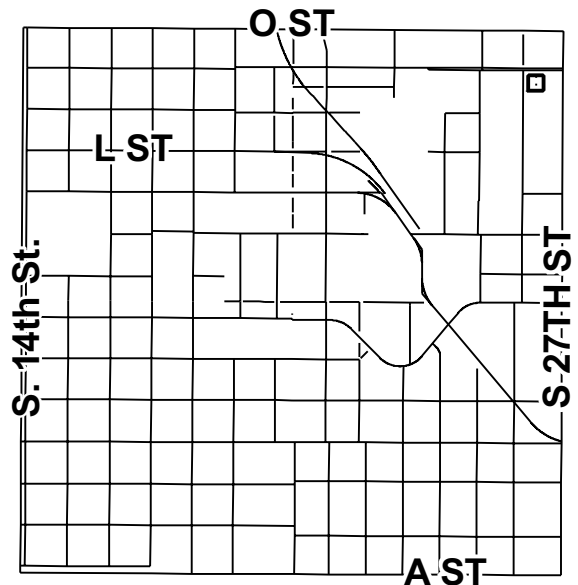
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 25 T10N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction



W E I A

SEP - 1 2005

HUNTING DEPARTMENT

**LIGHTHOUSE AREA SUMMARY:**

MAIN LEVEL: 3000 sf  
 UPPER LEVEL: 1600 sf  
 LOWER LEVEL: 2000 sf  
 REC. AREA: 2400 sf

**LEGAL DESCRIPTION:**

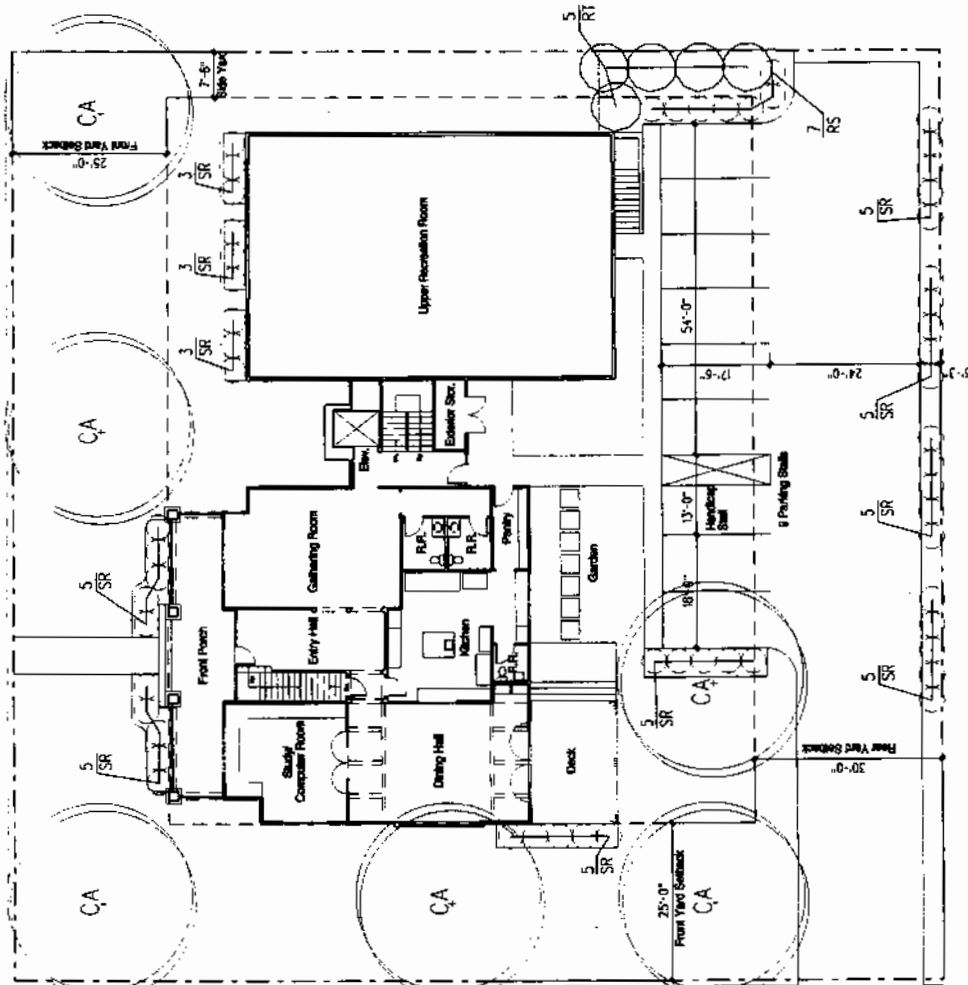
LOT 104 NE 26-10-4  
LOT 106 NE 26-10-4  
LOT 105/107 NE 26-10-4

## PLANT SCHEDULE

IDENTITY	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE / METHOD	MATURE SIZE
4	BR	PLUMBICIA INDIA	CHAMPAIN INDIA	16-34 CONT., 2 O.C.	3.7 H 3.7W
5	RT	FLATINUS FLATINUS	FLATINUS FLATINUS	16-34 CONT., 2 O.C.	3.7 H 3.7W
7	RS	PROBODONATINUS FLATINUS	PROBODONATINUS FLATINUS	16-34 CONT., 2 O.C.	3.7 H 3.7W
8	CA	FLATINUS FLATINUS	FLATINUS FLATINUS	2" BUL., 40 SHOW	3.7 H 3.7W

## LANDSCAPE PLAN NOTES

7. ANY CLEAR, EXCESS SOIL FROM ANY LANDSCAPE OPERATION SHALL BE WASTED ON THE SAME LOCATION OF THE SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
  8. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SOODING, AND OR SEEDING.
  9. LANDSCAPE CONTRACTOR SHALL MARK ALL PLANT LOCATIONS PRIOR TO PLANTING. ARCHITECT SHALL INSPECT PLANT LOCATION AND AUTHORIZE PLANTING. TWENTY-FOUR HOURS NOTICE SHALL BE GIVEN TO THE ARCHITECT PRIOR TO PLANTING.
  10. PROVIDE AND INSTALL LOCALLY AVAILABLE HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS. REFER TO PLANTING DETAILS. MULCH WITHIN PLANTING BED IS TO BE CONTINUOUS SPREAD EDGES OF SOIL LEFT 7" LOWER THEN THE ROOT CROWN OF THE TREE.
11. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
12. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
13. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
14. ALL PLANT MATERIAL SHALL BE OF A GOOD QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE CONTRACT SCHEDULE. THE CONTRACTOR SHALL OBTAIN FROM THE ARCHITECT ALL MATERIALS REQUIRED FOR THE PROJECT. MATERIALS MUST BE OBTAINED FOR ANY SUBSTITUTIONS.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRASS AREAS AND RE-GRASS ANY AREA DISTURBED BY LANDSCAPE OPERATIONS.
16. ALL PLANT MATERIAL SHALL BE SUBMITTED FOR ONE FULL YEAR FROM THE

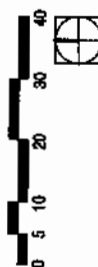


Special Permit Submittal

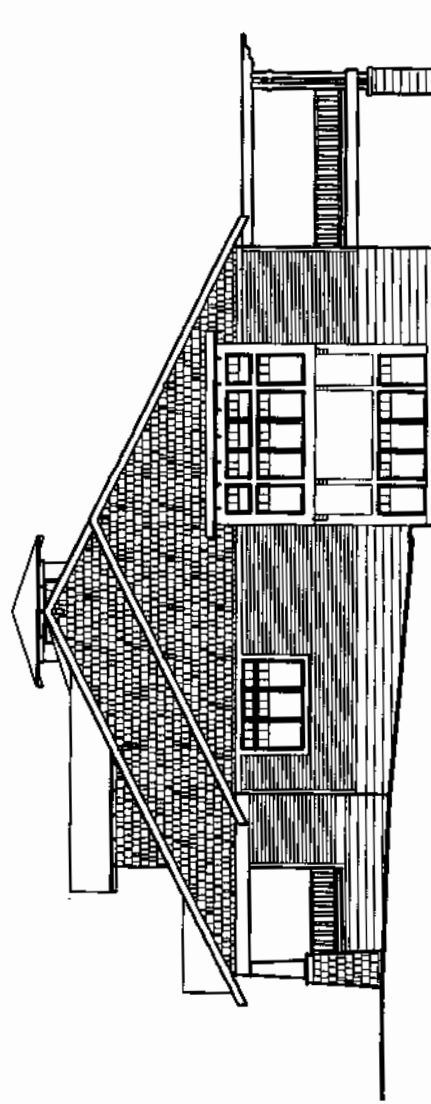
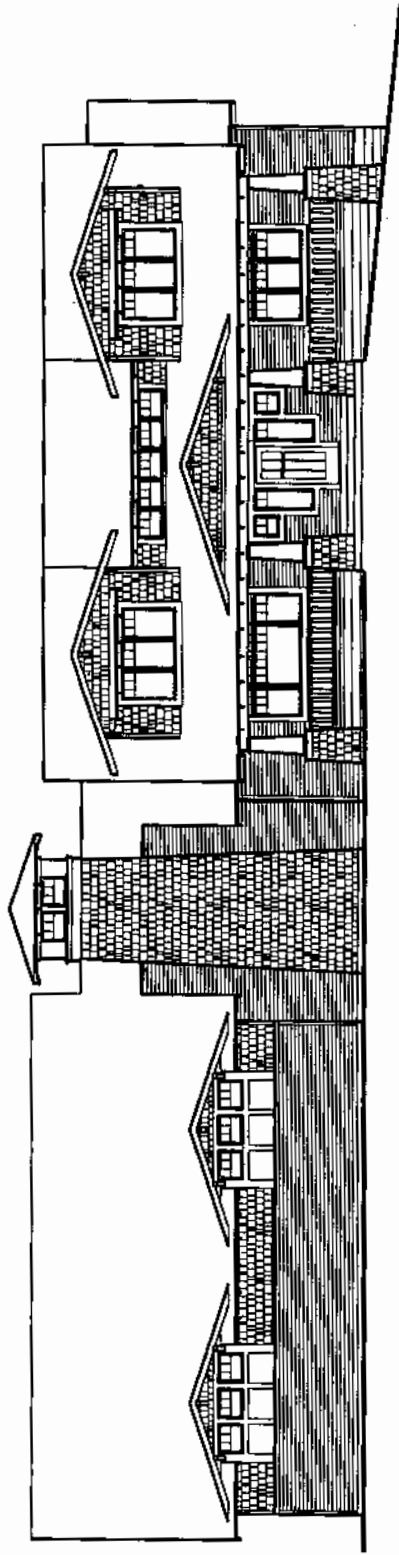
Scale - 1.20

Date - 08.31.05

# LIGHTHOUSE



SINCLAIR|hille  
architects



RECEIVED  
SEP - 1 2005  
CITY OF  
PLANNING DEPT.

Elevations  
Scale 1" = 10' - 0"  
Date - 8.8.05

LIGHTHOUSE





## City of Lincoln Zoning Application Purpose Statement

Providing high quality community-based, after-school programming is the means by which the Lighthouse goal of increasing likelihood of high school graduation is achieved. Research by the Carnegie Commission published in an article entitled *A Matter of Time: Risk and Opportunity in the Nonschool Hours* identifies several characteristics of high quality after-school programs. Lighthouse provides all of the characteristics of high quality after-school programs outlined by the Carnegie Commission Study listed below:

- Access to caring adult mentors and role models,
- Opportunities to interact with same-age, older and younger peers in a positive environment,
- Safe Havens (even in crime ridden neighborhoods),
- Activities that teach such skills as goal setting, decision-making, communicating, problem-solving and conflict resolution,
- The chance to design and implement solutions to real problems through community service,
- Opportunities to participate in the decisions of the organization, and
- Activities that nurture personal interests and talents, the exercise of new skills, public performance and recognition, and reflection on individual and group accomplishments (After-School Care, 1998).

### Services Lighthouse provides:

1. A safe, supervised, and nurturing environment: Lighthouse is open Monday through Friday from 2:00 p.m. to 10:00 p.m., twelve months a year, including school breaks and summer months. Trained staff members and volunteers provide constant and consistent supervision of youth. Staff members and volunteers build rapport and a sense of belonging by initiating conversations, games and other positive interactions with youth. Lighthouse provides a "Safe Harbor" where youth feel cared for and safe.
2. Tutoring and academic support: Lighthouse staff members and volunteers facilitate study hours from 2:00 p.m. to 5:00 p.m. on school days. During study hours youth have a quiet place to study, receive one-on-one tutoring and computer access. Staff members communicate with school personnel to monitor attendance, academic performance and behavior of youth identified as needing additional assistance.
3. Food Program: Lighthouse Food Program Coordinator prepares an afternoon snack and evening meal Monday-Friday, 12 months a year. Evening meals are nutritious and reflect the cultural and ethnic diversity of participating youth. Providing snacks and evening meals addresses the nutritional needs of young people, helping them to concentrate on schoolwork and learning.
4. Enrichment Activities: Enrichment activities provide learning opportunities outside the school classroom. Lighthouse enrichment activities enhance life experiences and learning opportunities by providing participating youth access to

workshops, career exploration field trips, camping, arts and theatre activities, etc. Enrichment activities are facilitated at least twice a month.

5. **Healthy Recreational Activities:** Lighthouse provides recreational activities as a positive alternative to high-risk behaviors including gangs, drug/alcohol use, crime, etc., that are barriers to high school graduation. Structured recreational activities provide opportunities for youth to participate in sports, games and other events. Numerous recreational activities are available daily including basketball, pool table and card/board/video games. Special recreational events are scheduled regularly including monthly trips to the YMCA.

In our new facility, we will finally have the space and updated systems we need to be most effective. We plan on maintaining a home environment which will have separate study, dining, and gathering areas. There will be a special room for tutoring to limit distractions of the daily hustle and bustle. Additional space will allow us to expand our programming, like job readiness. An indoor recreation area will give our youth an opportunity to work off adolescent energy year-round.

Upgraded infrastructure will help computers and other equipment operate efficiently and make our dinner service more conducive to a family environment. An elevator and other accessibility modifications will allow us to serve all youth. Currently we are not handicap accessible and this is hindering us from helping all youth utilize our services.

Our staff will have functional offices. Most of them will be off the main floor so we can have more space for youth activities. When more students "drop in" after school, we will be able to provide more space to help them feel comfortable and ready to participate in tutoring, mentoring and enrichment activities.

Lighthouse provides meaningful and accessible services to youth in a high need neighborhood. Approximately 80% of Lighthouse participants walk or ride bike to and from the facility at 2530 'N' Street. To ensure cost is not a barrier to participation ALL programs and services are offered to participating youth without cost.

The site plan reflects an off-street parking area accommodating a total of 9 stalls, meeting the requirements set forth in Chapter 27.67.040.(d)(11)(i) "Other Private Schools". Because the nature of the Lighthouse program is focused on personal and academic enrichment for youth, the parking requirements most closely align with characteristics of "Other Private Schools", reflecting a youth population that seldom uses an auto to attend the facility. The 9 parking stalls reflect the following assumptions:

Maximum Number of Employees at one time:	5
Future Van for transporting Youth:	1
Maximum Number of Youth at one time (30) divided by 10:	3

Total: 9 Stalls.